

LYNCHBURG CITY COUNCIL
Agenda Item Summary

MEETING DATE: **September 12, 2006**

AGENDA ITEM NO.: 11

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **CONDITIONAL USE PERMIT (CUP): Fieldstone Manor-Perry Property, 110 and 120 Aaron Place.**

RECOMMENDATION: Approval of the requested conditional use permit petition.

SUMMARY: Fieldstone Manor, LLC, is petitioning for a conditional use permit at 110 & 120 Aaron Place, to allow the construction of sixteen (16) additional townhouse units for sale. A conditional use permit allowing the construction of one hundred eight (108) townhouse units was approved by the City Council on February 14, 1989 for the property located at 110 Aaron Place. The Planning Commission recommended approval of the conditional use permit because:

- Petition agrees with the Comprehensive Plan which recommends Medium Density Residential and Resource Conservation land use in this area.
- Petition agrees with the Zoning Ordinance in that townhouses are allowed in an R-3, Medium Density Two-Family Residential District with approval of a conditional use permit (CUP) from the City Council.

PRIOR ACTION(S):

August 9, 2006: Planning Division recommended approval of the rezoning. Planning Commission recommended approval (4-1, with 1 absent, Worthington) with the following conditions:

1. The property will be developed in substantial compliance with the Fieldstone Manor-Perry Property Concept Plan, revised July 28th, 2006 and received by the Department of Community Development on July 31st, 2006.
2. The townhouses will not be permitted for construction until such time as the right turn lane, originally approved for the initial phase of construction, has been completed.
3. The developer agrees to abide by the new landscape ordinance (Sec. 35.1-25.1) for this development.
4. All lighting will be glare shielded and directed so as to prevent illumination across the property line.
5. Five (5) townhouse units from Phase III of the conditional use permit plan approved by City Council on February 14, 1989 at 110 Aaron Place will be relocated to the Phase II construction at 110 Aaron Place as part of the Fieldstone Manor- Perry Property Concept Plan, revised July 28th, 2006 and received by the Department of Community Development on July 31st, 2006.

FISCAL IMPACT: N/A

CONTACT:

Tom Martin/ 455-3909

ATTACHMENT(S):

- Resolution
- PC Report
- PC Minutes
- Vicinity Zoning Pattern
- Vicinity Proposed Land Use
- Site Plan
- Building Elevations
- Speaker Sign-Up sheet

REVIEWED BY: lkp

RESOLUTION

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO FIELDSTONE MANOR, LLC FOR USE OF THE PROPERTY AT 110 AND 120 AARON PLACE TO ALLOW CONSTRUCTION OF TOWNHOUSE UNITS, COMMON AREA AND ASSOCIATED PARKING, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG that the petition of Fieldstone Manor, LLC, for a Conditional Use Permit at 110 and 120 Aaron Place to construct three buildings (3) to contain twenty-one (21) townhouse units, common area and associated parking, be, and the same is hereby approved, subject to the following conditions:

1. Property will be developed in substantial compliance with the Fieldstone Manor- Perry Property Concept Plan, revised July 28th, 2006 and received by the Department of Community Development on July 31st, 2006.
2. The townhouses will not be permitted for construction until such time as the right turn lane, originally approved for the initial phase of construction, has been completed.
3. The developer agrees to abide by the new landscape ordinance (Sec. 35.1-25.1) for this development.
4. All lighting will be glare shielded and directed so as to prevent illumination across the property line.
5. Five (5) townhouse units from Phase III of the conditional use permit plan approved by City Council on February 14, 1989 at 110 Aaron Place will be relocated to the Phase II construction at 110 Aaron Place as part of the Fieldstone Manor- Perry Property Concept Plan, revised July 28th, 2006 and received by the Department of Community Development on July 31st, 2006.

Adopted:

Certified:

Clerk of Council

The Department of Community Development

City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission
From: Planning Division
Date: August 9, 2006
Re: **CONDITIONAL USE PERMIT (CUP): Fieldstone Manor-Perry Property, 110 and 120 Aaron Place.**

I. PETITIONER

Fieldstone Manor, LLC, P.O. Box 15095, Lynchburg, VA 24502

Representative: Trent Warner, Guffey Warner & Associates, Inc, 21 Timber Oak Court, Suite B, Lynchburg, VA 24502

II. LOCATION

The subject properties include a tract of about ninety-one hundredths (0.91) of an acre located at 120 Aaron Place and a tract of twelve and sixty-one hundredths (12.61) acres at 110 Aaron Place.

Property Owner: Fieldstone Manor, LLC, 120 Aaron Place, Lynchburg, VA 24502

III. PURPOSE

The purpose of this petition is to allow construction of a total of twenty-one (21) townhouse units (for sale). The petitioner proposes to build two (2) buildings with a total of sixteen (16) units at 120 Aaron Place and amend the construction limits of a previously approved CUP to relocate one (1) building with five (5) townhouse units at 110 Aaron Place, as well as provide parking and shared amenities between the two properties.

IV. SUMMARY

- Petition agrees with the Comprehensive Plan which recommends Medium Density Residential and Resource Conservation land use in this area.
- Petition agrees with the Zoning Ordinance in that townhouses are allowed in an R-3, Medium Density Two-Family Residential District with approval of a conditional use permit (CUP) from the City Council.
- Petition proposes the construction of three (3) buildings with twenty-one (21) townhouse units and associated parking.

The Planning Division recommends approval of the conditional use permit petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends both Resource Conservation and Medium Density Residential development in this area. "Resource Conservation" areas have special characteristics that make their preservation in open space particularly important to the City's environmental health. These areas are intended to be kept as natural as possible so as to stabilize steep slopes, prevent soil erosion, provide natural absorption areas for urban runoff, moderate climate and to provide wooded areas for wildlife. Medium Density Residential includes small-lot single family detached housing, duplexes, and townhouses at densities of up to twelve (12) units per acre. The proposed development would have a density of approximately three and sixty-two hundredths (3.62) units per acre.
2. **Zoning.** The subject property was annexed into the City in 1976. The existing R-3, Medium Density Two Family Residential zoning was established in 1978 with the adoption of the *Zoning Ordinance*.

3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the development of the property as proposed.
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - 10/28/2003: City Council approved Mark C. and Joyce H. Hartless's CUP petition for the construction of forty-seven (47) townhomes for sale at 2002-2004 Wards Ferry Road.
 - 10/10/2000: City Council approved Bell Atlantic's CUP petition to construct an additional parking area with about sixty-eight (68) spaces at the existing facility at 555 Leesville Road in an R-3, Two-Family Residential District.
 - 7/8/1997: City Council approved Heritage High School's CUP petition to construct an additional parking area for approximately two hundred (200) vehicles on the existing School campus in an R-1, Single-Family Residential District at 3020 Wards Road.
 - 6/13/1995: City Council approved Bell Atlantic's CUP petition to construct and use an employee and company parking lot for approximately eighty-two (82) and a storage lot at the existing facility at 553 Leesville Road.
 - 2/9/1993: City Council approved The Lynchburg City School Administration's CUP petition to construct a one-story addition for classrooms and, upon completion, to remove two modular classroom units at Heritage Elementary School, 501 Leesville Road.
 - 7/14/1992: City Council approved The Lynchburg School Administration's CUP petition to install modular classroom units at (1) Sandusky, 5828 Apache Lane, and (2) Heritage, 501 Leesville Road.
 - 1/14/1992: City Council approved the Central Virginia Development Company's petition to rezone approximately two and one-half (2.5) acres of land off Wards Ferry Road from R-1, Low Density, Single-Family Residential District, to R-3, Medium Density, Two-Family Residential District, and twenty-five (25) acres of land to R-3, (Conditional) Medium Density, Two-Family Residential District, to allow the residential development of the property; approve a preliminary subdivision plat for "Tide Mill Farms" with fifty-seven (57) lots, including the dedication of two (2) public streets; and name the public streets "Tide Mill Drive" and "Pier Court."
 - 2/14/1989: City Council approved Water Gate Partner's CUP petition to construct approximately one-hundred eight (108) townhouse units for sale or lease in an R-3, Two-Family Residential District between Aaron Place and Village Road and west of Wards Ferry Road.
 - 2/14/1989: City Council amended the zoning along Timberlake Road with the adoption of the Timberlake Road Corridor Land Use Study – Proposed Zoning".
5. **Site Description.** The subject property is bounded to the north by a combination of single-family and two-family detached homes, to the west by Heritage High School, to the south by undeveloped land (previously approved for the construction of townhouses by a February 14th, 1989 conditional use permit) and to the east by single-family attached homes.
6. **Proposed Use of Property.** The purpose of this petition is to allow construction of three (3) buildings with a total of twenty-one (21) townhouse units for sale. City Council approved a conditional use permit (CUP) to allow the construction of one hundred and eight (108) townhouse units on February 14th, 1989, thirty-seven (37) of which have already been or are presently under construction at 100 and 110 Aaron Place, respectively. The CUP plan, as originally approved, permitted townhouses to be built on three sides of a single-family residence at 120 Aaron Place. The petitioner recently purchased the single-family residence at 120 Aaron Place and is

requesting a CUP to demolish the existing structure and build two (2) buildings with sixteen (16) townhouse units, similar to the surrounding units. The petitioner is also requesting that the construction limits of the original conditional use permit (2/14/1989) be amended to allow for the relocation of one (1) building with five (5) of the previously approved townhouse units; this will allow the developer to connect parking areas, drive aisles and common areas with the two (2) buildings at 120 Aaron Place.

Building materials for the single-family attached homes will be vinyl and brick; each unit will be two stories (see attached photo) and five (5) of the units will have a rear-loaded garage. Sidewalks, parking areas and drive aisles will connect the new townhouses to the common areas of the existing development. The petitioner has designed the landscaping to be consistent with that of the adjacent townhouses; this landscaping includes street trees (extended along the frontage of the entire development), foundation plantings and parking lot landscaping. The landscaping, as shown, complies with the City's current landscape ordinance. In addition, the petitioner has modified their original design to eliminate a parking lot originally proposed at the rear of Block H and provided a much smaller drive aisle for owner's to access their garages. This modification allows for the preservation of a significant number of well-established willow oaks at the rear of the property.

7. **Traffic and Parking.** A traffic study is currently underway at the intersection of Aaron Place and Wards Ferry by the City. In addition, the City's Traffic Engineer has required the construction of a right-turn lane for the initial phases of townhouse construction and recommends that this turn lane be completed before the construction of the additional twenty-one townhouse units proposed as part of this request.

Parking requirements for the proposed townhouses and the other twenty-eight (28) townhouses located at 110 Aaron Place are set at two and a half (2.5) spaces per unit by the City's Zoning Ordinance; the total forty-nine (49) townhouses require one hundred twenty-three (123) parking spaces. The site plan indicates that one hundred thirty-nine (139) parking spaces will be provided for the townhouses, thus meeting the requirement of City Code.

8. **Storm Water Management.** New impervious areas will exceed one thousand (1,000) square feet; as such, a stormwater management plan will be required for the construction. The development will manage the increased stormwater flows through the previously designed stormwater management facility adjacent to Block C within the existing Fieldstone Manor Development. Should it be determined during the design phase that this facility is unable to handle the increased runoff from the site, a separate stormwater management facility will be constructed on site. The new facility, if required, would include a combination of underground detention and bioretention filters to address stormwater quantity and quality requirements. A preliminary drainage review indicates that the downstream receiving channel is adequate for the site's stormwater from the proposed pond.
9. **Emergency Services.** The City's Fire Marshal had no comments regarding the conditional use permit for the proposed townhouse development.

The City Police Department had no comments on the proposed townhouse development.

10. **Impact.** The development of the three (3) building, twenty-one (21) unit townhouse complex will have limited impact on the surrounding neighborhood. The design and layout of the buildings are acceptable to the Planning Division. The proposed townhouses will be connected to the common areas and amenities of the existing development through sidewalks, drive aisles and parking areas; in addition a new tot lot is proposed as part of this project that will also serve the adjacent townhouses currently under construction.

The petitioner has designed the landscaping to be consistent with that of the adjacent townhouses; this landscaping includes street trees (extended along the frontage of the entire development), foundation plantings and parking lot landscaping. The landscaping, as shown, complies with the City's current landscape ordinance. In addition, the petitioner has modified their original design to eliminate a parking lot originally proposed at the rear of Block H and provided a much smaller drive aisle for owner's to access their garages. The modification will protect a significant number of well-established willow oaks at the rear of the property and preserve a portion of the area designated as Resource Conservation by the City's Comprehensive Plan.

A traffic study is currently underway at the intersection of Aaron Place and Wards Ferry by the City. The City's Traffic Engineer has required the construction of a right-turn lane for the initial phases of townhouse construction. The design of the right turn lane has been approved by the Engineering Division and the petitioner has agreed to construct this improvement as part of the development. The City's Traffic Engineer had no comments regarding the traffic impacts of the proposed twenty-one (21) townhouses but does recommend that the turn lane be completed before the construction of the additional units is permitted.

New impervious areas will exceed one thousand (1,000) square feet; as such, a stormwater management plan will be required for the construction. The development will manage the increased stormwater flows through the previously designed stormwater management facility adjacent to Block C within the existing Fieldstone Manor Development. Should it be determined during the design phase that this facility is unable to handle the increased runoff from the site, a separate stormwater management facility will be constructed on site. The new facility, if required, would include a combination of underground detention and bioretention filters to address stormwater quantity and quality requirements. A preliminary drainage review indicates that the downstream receiving channel is adequate for the site's stormwater from the proposed pond.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on July 5, 2006. Comments related to the proposed use were minor in nature and have or will be addressed by the developer prior to final site plan approval.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of Fieldstone Manor, LLC's petition for a Conditional Use Permit (CUP) at 110 and 120 Aaron Place to allow for the construction of a three (3) building with twenty-one (21) townhouse units, common area and associated parking, subject to the following conditions:

- 1. Property will be developed in substantial compliance with the Fieldstone Manor- Perry Property Concept Plan, revised July 28th, 2006 and received by the Department of Community Development on July 31st, 2006.**
- 2. The townhouses will not be permitted for construction until such time as the right turn lane, originally approved for the initial phase of construction, has been completed.**
- 3. The developer agrees to abide by the new landscape ordinance (Sec. 35.1-25.1) for this development.**

4. All lighting will be glare shielded and directed so as to prevent illumination across the property line.
5. Five (5) townhouse units from Phase III of the conditional use permit plan approved by City Council on February 14, 1989 at 110 Aaron Place will be relocated to the Phase II construction at 110 Aaron Place as part of the Fieldstone Manor- Perry Property Concept Plan, revised July 28th, 2006 and received by the Department of Community Development on July 31st, 2006.

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Mr. J. Lee Newland, Director of Engineering
Lt. Danny R. Marks, Lynchburg Police Department Field Operations Bureau
Capt. Todd Swisher, Lynchburg Police Department North Division
Capt. J.P. Stokes, Lynchburg Police Department East Division
Capt. Al Thomas, Lynchburg Police Department South Division
Capt. Michael L. Thomas, Fire Marshal
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Mr. Keith Wright, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mr. Kent L. White, Senior Planner
Mrs. Erin B. Hawkins, Environmental Planner
Mr. Trent Warner, Guffey Warner & Associates, INC.

VII. ATTACHMENTS

1. Vicinity Zoning Pattern

(see attached map)

2. Vicinity Proposed Land Use

(see attached map)

3. Site Plan

(see attached site plans)

4. Building Elevations

(see attached photo)

MINUTES FROM THE AUGUST 9, 2006 PLANNING COMMISSION MEETING. THESE MINUTES HAVE NOT BEEN REVIEWED OR APPROVED BY THE COMMISSION.

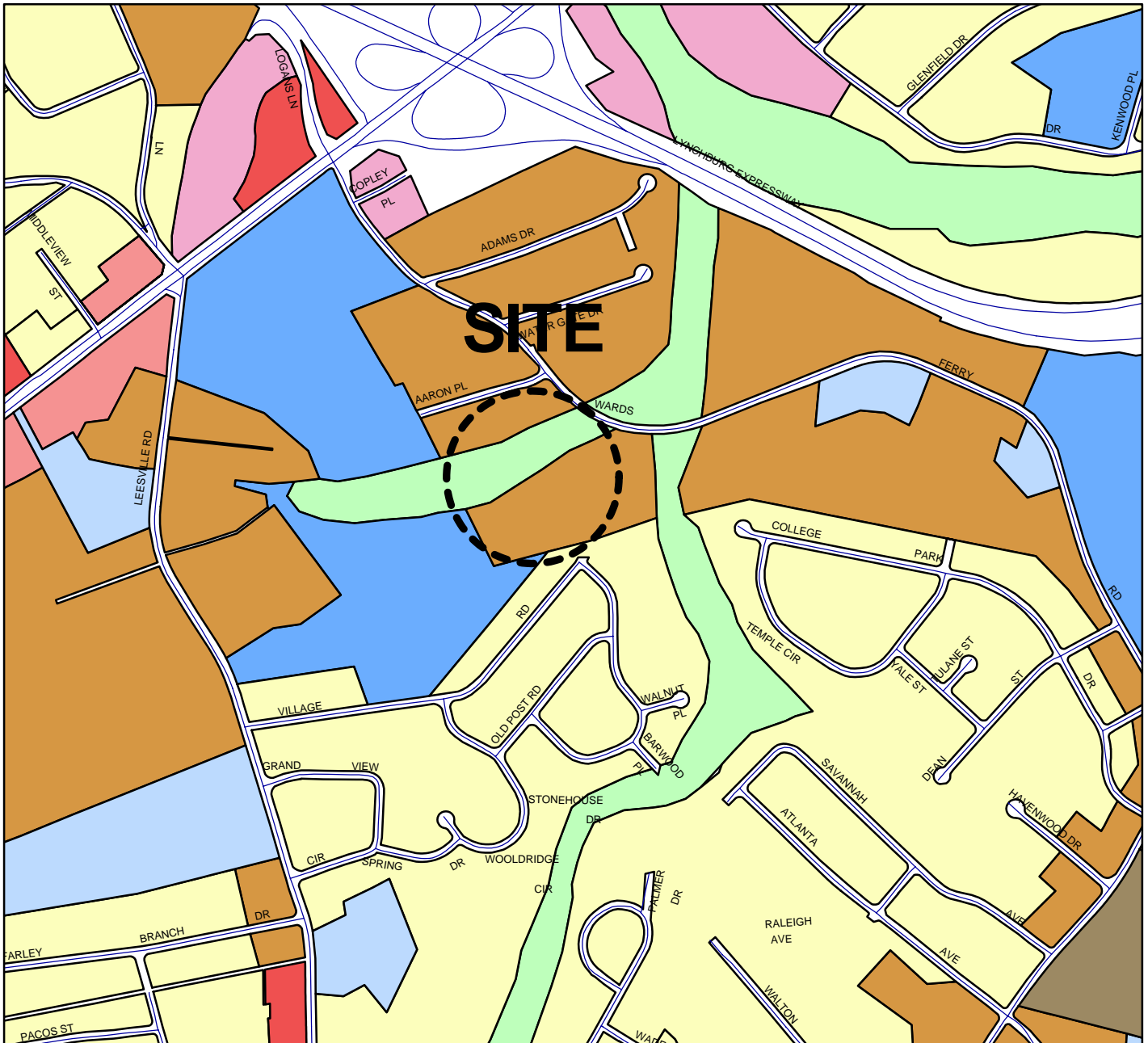
Petition of Fieldstone Manor, LLC for a conditional use permit to allow the construction of 21 townhouses at 120 Aaron Place and a petition to amend the development limits of a previous conditional use permit to allow the construction of 5 townhouses at 110 Aaron Place.

After discussion, Commissioner Flint made the following motion, which was seconded by Commissioner Oglesby and passed by the following vote:

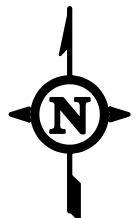
"That the Planning Commission recommends to City Council approval of Fieldstone Manor, LLC's petition for a Conditional Use Permit (CUP) at 110 and 120 Aaron Place to allow for the construction of a three (3) building with twenty-one (21) townhouse units, common area and associated parking, subject to the following conditions:

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AYES:	Barnes, Flint, Oglesby, Sale	4
NOES:	Hamilton	0
ABSTENTIONS:		0
ABSENT:	Worthington	1



FIELDSTONE MANOR/ PERRY PROPERTY 110, 120 AARON PLACE LAND USE PLAN



- Public Parks
- Resource Conservation
- Public Use
- Institution
- Downtown
- Office
- Employment 1
- Employment 2
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Traditional Residential
- LocalHistoricDistrict
- MixedLandUse

FIELDSTONE MANOR/PERRY PROPERTY
110, 120 Aaron Place
Map # 247-03-006, 10
Conditional Use Permit Request
Petitioner: Fieldstone Manor, LLC

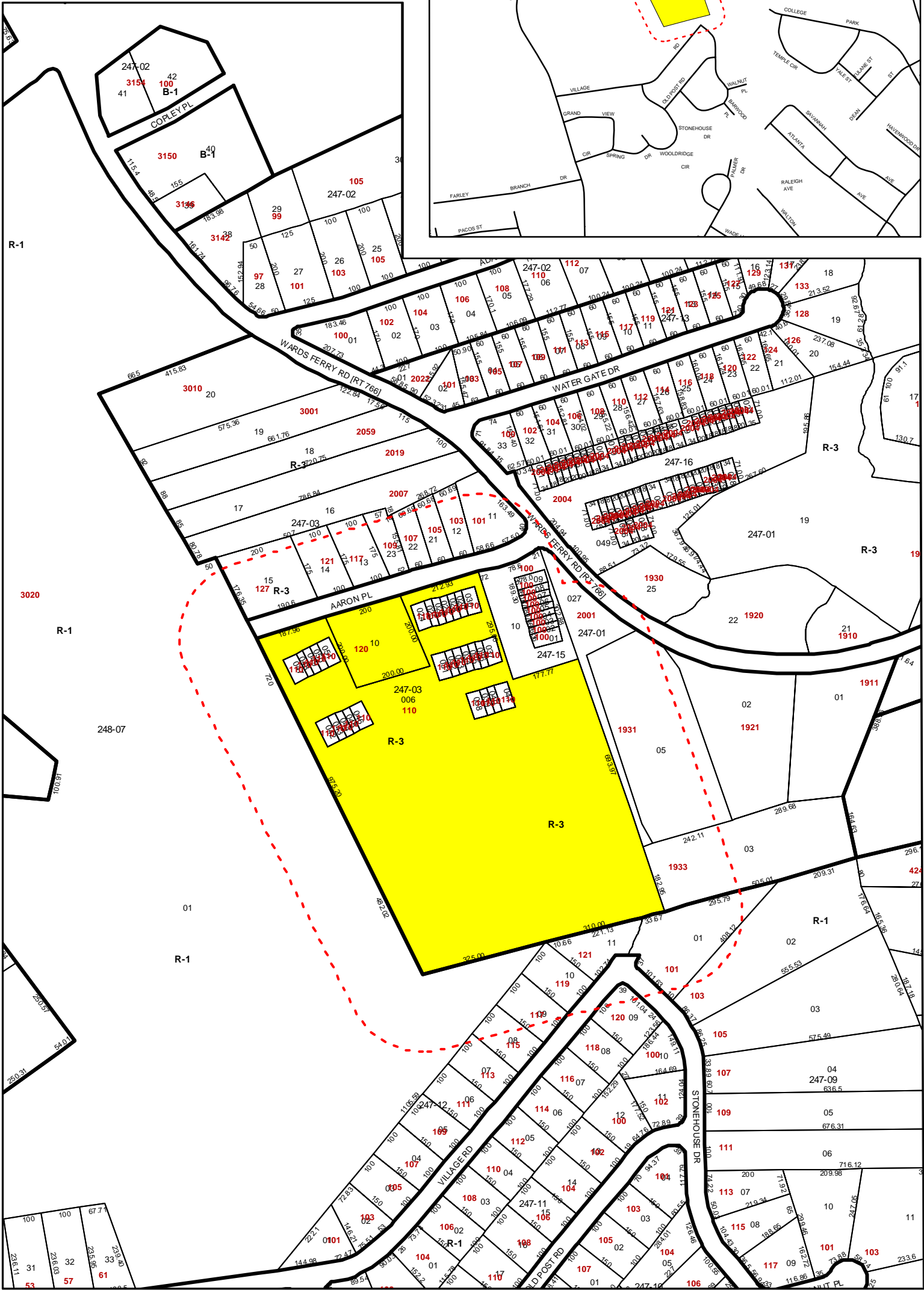
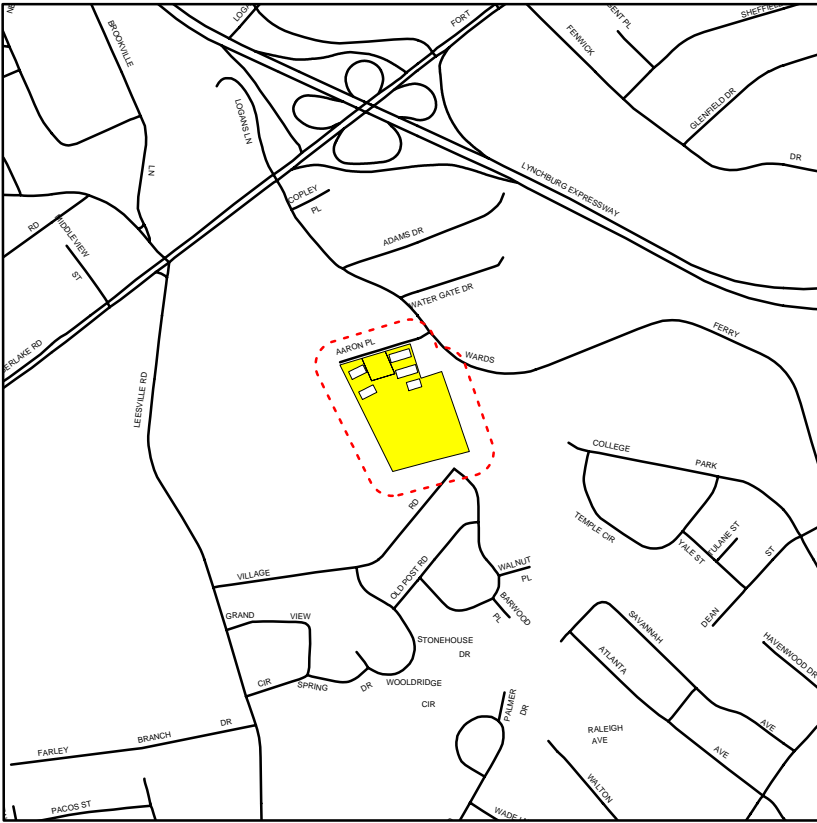
MAP PREPARED BY
THE DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



Subject Property



200 ft Radius



FIELDSTONE MANOR INC
120 Aaron Place

OLDID	OWNER1
24703030	FIELDSTONE ASSOCIATES LLC
24703033	FIELDSTONE ASSOCIATES LLC
24703037	FIELDSTONE ASSOCIATES LLC
24703045	FIELDSTONE ASSOCIATES LLC
24715009	ALJERMAT INVESTMENTS C/O LIMAR
24703024	FIELDSTONE ASSOCIATES LLC
24703034	FIELDSTONE ASSOCIATES LLC
24703036	FIELDSTONE ASSOCIATES LLC
24715001	VRM PROPERTIES, INC
24712010	DERRENBACHER, ELLIS T & CAROLYN J TR
24712011	MARCUS, BARRY D JR & JULIA S
24703013	MORELAND, MARK A
24703039	FIELDSTONE ASSOCIATES LLC
24703049	FIELDSTONE ASSOCIATES LLC
24703051	FIELDSTONE ASSOCIATES LLC
24712007	JOHNSON, DENNIS W & SALLIE M
24715008	BARNES, JAMES A
24703015	POLK, JOHN A & JULIA L
24701025	ANDERSON, LOIS W & ST CLAIR
24703046	FIELDSTONE ASSOCIATES LLC
24701027	PERRY, MARIAN R
24715002	SCHMINCKE, GARY R & TRACI L
24715004	HARRIS, SHERYL F
24712009	ANDERSON, IRVIN R & DONNA B
24703025	FIELDSTONE ASSOCIATES LLC
24703038	FIELDSTONE ASSOCIATES LLC
24703043	FIELDSTONE ASSOCIATES LLC
24715003	SYMONDS, LAWRENCE H SR & ANN M
24709001	TYREE, JOSEPH R
24703023	HARTSOE, CAROLYN M
24703011	HARTSOE, RAY R
24703026	FIELDSTONE ASSOCIATES LLC
24703047	FIELDSTONE ASSOCIATES LLC
24715010	AARON COMMONS HOMEOWNERS ASSOCIATIC
24703010	FIELDSTONE MANOR, LLC
24703014	MORELAND, MARK A & CHERYL C
24703027	FIELDSTONE ASSOCIATES LLC
24703028	FIELDSTONE ASSOCIATES LLC
24703029	FIELDSTONE ASSOCIATES LLC
24703031	FIELDSTONE ASSOCIATES LLC
24703035	FIELDSTONE ASSOCIATES LLC
24703040	FIELDSTONE ASSOCIATES LLC
24703048	FIELDSTONE ASSOCIATES LLC
24703042	FIELDSTONE ASSOCIATES LLC
24703044	FIELDSTONE ASSOCIATES LLC
24807001	CITY OF LYNCHBURG
24711009	HERITATE HIGH SCHOOL
24715006	MICHAEL, EDWARD P & MAGDA E
24715007	HUNTSMAN, MICHAEL A
24709002	BRUNSON, ELIZABETH G
24703021	MAYO, MICHAEL T
24703022	HARTSOE, RAY R
24703005	HARTSOE, RAY R
24703032	CALLOWAY, ELDRIDGE & LUCY J
24703041	FIELDSTONE ASSOCIATES LLC
24703050	FIELDSTONE ASSOCIATES LLC
24712008	MOORE, DONNA P
24715005	CLASS, ROBERT I & DIANE A
24703003	CALLOWAY, CHARLES R SR ETALS
24703006	FIELDSTONE ASSOCIATES LLC
24703012	HARTSOE, RAY R
OWNER	FIELDSTONE MANOR, LLC
PETITIONER	DAN O'NEIL
REPRESENTATIVE	FIELDSTONE MANOR, LLC
	TRENT WARNER
	GUFFEY WARNER & ASSOC INC

FIELDSTONE MANOR - PERRY PROPERTY

CONCEPT PLAN

LYNCHBURG, VA

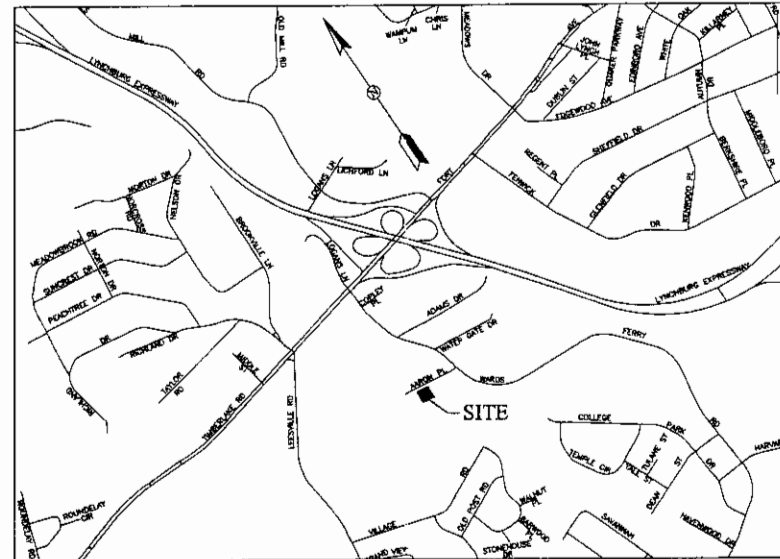
JUNE 19, 2006

REVISED JULY 28, 2006

LEGEND

ABANDONED OR DEMOLISH	BENCHMARK
CENTER/EDGE OF STREAM	DOUBLE WATER METER SETTING
500' CONTOUR (INTERVAL AS INDICATED ON SITE PLAN)	DROP INLET
EC-2 LINER	FIRE HYDRANT
EDGE OF EXISTING PAVEMENT	IRON PIN FOUND
FENCE	IRON PIN SET
GAS LINE	LIGHT POLE
GRASS LINED DITCH	POWER POLE
OVERHEAD ELECTRIC LINE	SAN. SEWER MANHOLE
OVERHEAD TELEPHONE LINE	SANITARY CLEAN OUT
PROPERTY LINE	SHRUB
RIGHT-OF-WAY	TELEPHONE POLE WITH CUTOFF WIRE & ANCHOR
SANITARY SEWER	THRUST BLOCK
499.50' SPOT ELEVATION	TREE
SS STORM SEWER	WATER METER
UGC UNDERGROUND ELECTRICAL LINE	WATER VALVE
UGT UNDERGROUND TELEPHONE LINE	
W WATER LINE	
WOOD LINE	
LIMITS OF AMENDMENT	STRUCTURE NUMBER
	PLAN C-2
CONCRETE	
NEW PAVEMENT	
STONE	

NOTE: 1. THE SIZE OF SYMBOLS MAY VARY FROM THOSE SHOWN.
2. ALL ABBREVIATIONS AND SYMBOLS SHOWN MAY NOT BE USED.



VICINITY MAP
SCALE = 1"=1000'

PROJECT NARRATIVE:

THIS PROJECT IS A CONCEPT PLAN TO ALLOW FOR A REZONING OF THE FORMER PERRY PROPERTY FROM R-3 TO R-3 CONDITIONAL. THIS PLAN ALSO AMENDS A PREVIOUSLY APPROVED CONDITIONAL USE PLAN FOR THE FIELDSTONE MANOR TOWNHOME SUBDIVISION. THE NEW LAYOUT ALLOWS FOR A THRU CONNECTION OF THE TWO SECTIONS OF THE FIELDSTONE MANOR DEVELOPMENT.

THE LAYOUT OF THIS PROPOSED TOWNHOME PROJECT ALSO WILL ALLOW FOR A NEW ALIGNMENT OF THE UTILITY INFRASTRUCTURE FOR WATER AND SEWER SERVICE.

A SITE PLAN WILL BE SUBMITTED IN THE NEAR FUTURE TO SHOW THE PROPOSED GRADING, STORMWATER MEASURES, EROSION CONTROL MEASURES AND UTILITY DETAILS. THE SITE PLAN WILL ALSO GIVE THE FINAL LANDSCAPING MEASURES THAT WILL BE COORDINATED WITH THE CITY OF LYNCHBURG'S URBAN FORESTER.

THE NEW TOWNHOMES SHOWN ON THE PERRY PROPERTY ARE NOT TO BE BUILT UNTIL CITY COUNCIL APPROVES THE CONDITIONAL USE PERMIT.

STORMWATER MANAGEMENT NARRATIVE:

THIS DEVELOPMENT WILL MANAGE THE INCREASED STORMWATER FLOWS THROUGH THE PREVIOUSLY DESIGNED STORMWATER MANAGEMENT FACILITY ADJACENT TO BLOCK C WITHIN THE EXISTING FIELDSTONE MANOR DEVELOPMENT. SHOULD IT BE DETERMINED DURING THE DESIGN PHASE THAT THIS FACILITY IS UNABLE TO HANDLE THE INCREASED RUNOFF AND MANAGE THE RUNOFF QUALITY FROM THE SITE, A SEPARATE STORMWATER MANAGEMENT FACILITY WOULD BE BUILT ON SITE. THIS WOULD INCLUDE A COMBINATION OF UNDERGROUND DETENTION AND BIO RETENTION FILTERS FOR QUANTITY AND QUALITY MANAGEMENT.

IN ACCORDANCE WITH THE STATE'S MINIMUM STANDARDS, MS-19, THIS DEVELOPMENT'S FLOWS WILL BE CONVEYED INTO AN ADEQUATE RECEIVING CHANNEL.

ABBREVIATIONS

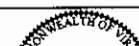
ARV AIR RELEASE VALVE	JB JUNCTION BOX
ADT AVERAGE DAILY TRAFFIC	LT LEFT
BC BACK OF CURB	MH MANHOLE
BM BENCHMARK	NIC NOT IN CONTRACT
CG CURB & GUTTER	NTS NOT TO SCALE
CIP CAST IN PLACE	PROP PROPOSED
C CENTER LINE	PVC POLYVINYL
C.L. CHAIN LINK	RCF REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE	REQ'D REQUIRED
CO CLEAN OUT	RT RIGHT
CONC CONCRETE	R/W RIGHT OF WAY
CY CUBIC YARDS	SAN SANITARY
DIA DIAMETER	STA STATION
DIP DUCTILE IRON PIPE	STD STANDARD
EL ELEVATION	SW SIDEWALK
ELEC ELECTRIC	TBA TO BE ANNOUNCED
EX EXISTING	TBR TO BE REMOVED
FF FINISHED FLOOR	TC TOP OF CURB
FDC FACE OF CURB	TYP TYPICAL
INV INVERT	UG UNDERGROUND
IPF IRON PIN FOUND	UN UNLESS OTHERWISE NOTED
IPS IRON PIN SET	VPD VEHICLES PER DAY

OWNER INFORMATION

FIELDSTONE MANOR, LLC.
P.O. BOX 15095
LYNCHBURG, VA 24502
(434) 385-4357

INDEX OF SHEETS		
SHEET NO.	DRAWING NO.	TITLE
1	CS 1	COVER SHEET
2	C 1	CONCEPTUAL LAYOUT

1	REVISION MADE PER CITY COMMENTS DATED	TJW 07/28/06
2	07/10/06	



JEFFREY G. GARNER & ASSOCIATES, INC.

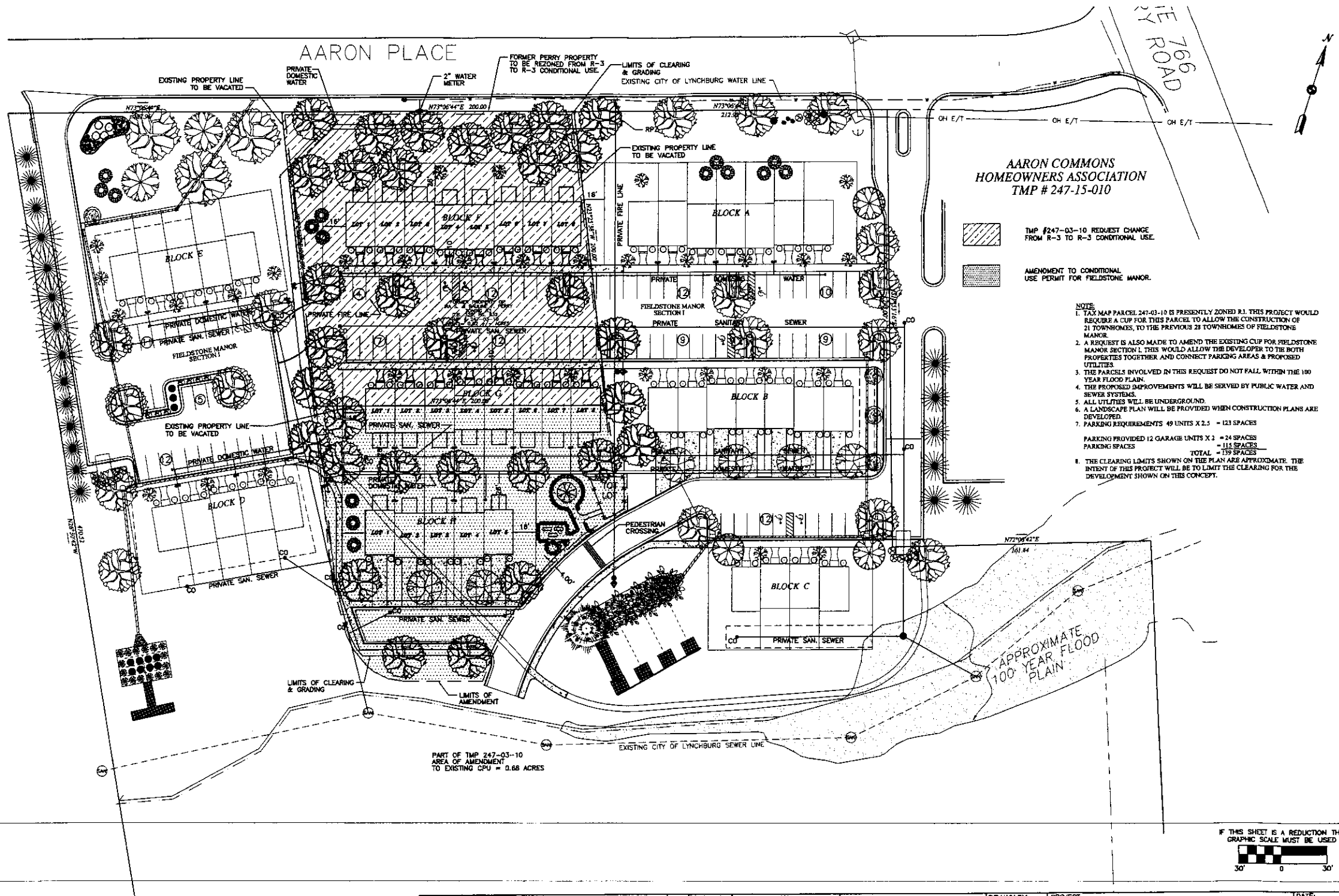
DRAWN BY: RKE
REVIEWED BY: TAY

PROJECT:

FIELDSTONE MANOR-PERRY

DATE: REV07/28/06
06/19/06

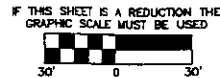
RECEIVED
JUL 31 2006
COMMUNITY PLANNING
& DEVELOPMENT



AARON COMMONS
HOMEOWNERS ASSOCIATION
TMP # 247-15-010

- Legend:
- Diagonal hatching: TMP #247-03-10 REQUEST CHANGE FROM R-3 TO R-3 CONDITIONAL USE.
 - Stippled pattern: AMENDMENT TO CONDITIONAL USE PERMIT FOR FIELDSTONE MANOR.

- NOTE:
- TAX MAP PARCEL 247-03-10 IS PRESENTLY ZONED R-3. THIS PROJECT WOULD REQUIRE A CUP FOR THIS PARCEL TO ALLOW THE CONSTRUCTION OF 21 TOWNHOMES, TO THE PREVIOUS 28 TOWNHOMES OF FIELDSTONE MANOR.
 - A REQUEST IS ALSO MADE TO AMEND THE EXISTING CUP FOR FIELDSTONE MANOR SECTION 1. THIS WOULD ALLOW THE DEVELOPER TO TIE BOTH PROPERTIES TOGETHER AND CONNECT PARKING AREAS & PROPOSED UTILITIES.
 - THE PARCELS INVOLVED IN THIS REQUEST DO NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN.
 - THE PROPOSED IMPROVEMENTS WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
 - ALL UTILITIES WILL BE UNDERGROUND.
 - A LANDSCAPE PLAN WILL BE PROVIDED WHEN CONSTRUCTION PLANS ARE DEVELOPED.
 - PARKING REQUIREMENTS 49 UNITS X 2.5 = 123 SPACES
- PARKING PROVIDED 12 GARAGE UNITS X 2 = 24 SPACES
PARKING SPACES TOTAL = 147 SPACES
- THE CLEARING LIMITS SHOWN ON THE PLAN ARE APPROXIMATE. THE INTENT OF THIS PROJECT WILL BE TO LIMIT THE CLEARING FOR THE DEVELOPMENT SHOWN ON THIS CONCEPT.



1	REVISION MADE PER CITY COMMENTS DATED	TJW 07/28/06		GUFFEY GARNER & ASSOCIATES, P.C.	DRAWN BY: BKS	PROJECT: FIELDSTONE MANOR-PERRY PROPERTY	DATE: REV07/28/06 06/19/06
	07/10/06						